

# \$749,900 - 304 Hawkwood Boulevard Nw, Calgary

MLS® #A2218292

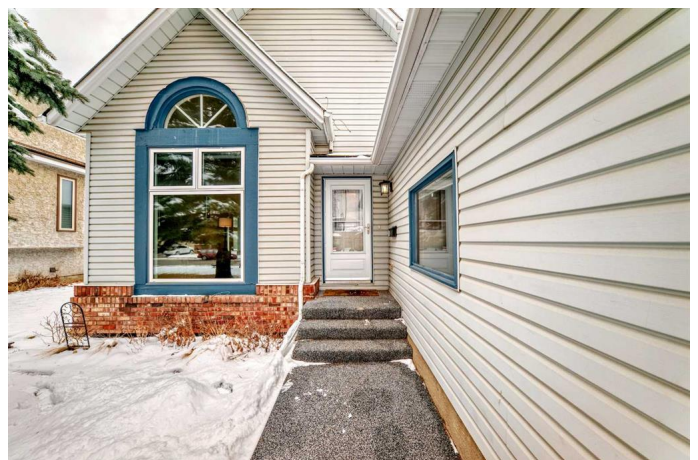
**\$749,900**

5 Bedroom, 4.00 Bathroom, 2,048 sqft

Residential on 0.14 Acres

Hawkwood, Calgary, Alberta

Beautiful home in Hawkwood! This greatly upgraded home boasts an open floor plan which is perfect for family. High ceilings throughout the main floor with luxury vinyl planks flooring. There is a massive amount of natural light that radiates from the immense windows throughout. Mostly triple pane windows upgraded! You'll enter your beautiful bright white kitchen next, with lots of cupboards, a convection oven and induction cooktop - everything you need to create gourmet meals! Just off the ample sized eating nook, you can pass through your glass sliders to the low maintenance large deck which is perfect for entertaining or enjoying your stunning back yard with mature landscaping and trees throughout. In addition to the large deck, there is a great garden area, kids could play around! This property offers a large yard so there is still lots of space to run around and lovely grass and flowers to enjoy. Upstairs you'll find a lovely loft area perfect for a reading nook, which is open to the main floor. Open up the dual doors to your primary retreat, where you'll find a huge wall of closets and built in dresser for your convenience and to keep you organized. The ensuite has been upgraded with the rest of the house and features a separate shower and soaker tub - perfect to relax at the end of your day. Two additional bedrooms and four piece bathroom complete the upper floor. The lower level offers even more living space with a huge rec room, fourth bedroom and bathroom. This



home has it all - a modern bright home with lots of very functional space that has been attractively upgraded in a desirable neighbourhood with great access to all amenities.

Built in 1986

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2218292    |
| Price          | \$749,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,048       |
| Acres          | 0.14        |
| Year Built     | 1986        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 304 Hawkwood Boulevard Nw |
| Subdivision | Hawkwood                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3G 2Y5                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                              |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Oven, |

|                 |                                |
|-----------------|--------------------------------|
|                 | Washer/Dryer, Window Coverings |
| Heating         | Forced Air                     |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Wood Burning                   |
| Has Basement    | Yes                            |
| Basement        | Finished, Full                 |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 9             |
| Zoning         | R-CG          |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.